



GRASSROOTS
REALTY GROUP

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335 Covington Bay NE
Calgary, Alberta

MLS # A2331295



\$609,000

Division:	Coventry Hills		
Type:	Residential/House		
Style:	4 Level Split		
Size:	1,703 sq.ft.	Age:	1992 (34 yrs old)
Beds:	3	Baths:	2
Garage:	Single Garage Detached		
Lot Size:	0.07 Acre		
Lot Feat:	Back Lane		

Heating:	Forced Air, Natural Gas
Floors:	Carpet, Hardwood
Roof:	Asphalt Shingle
Basement:	Full
Exterior:	Vinyl Siding
Foundation:	Poured Concrete
Features:	No Animal Home, No Smoking Home, Open Floorplan, Quartz Counters

Water:	-
Sewer:	-
Condo Fee:	-
LLD:	-
Zoning:	R-G
Utilities:	-

Inclusions: N/A

Welcome to this beautifully maintained and tastefully updated 4-level split offering **1,703 sq. ft. of developed living space**, **3 bedrooms**, and **2 full bathrooms** in the highly desirable community of Coventry Hills. From the moment you step inside, you'll feel right at home with fresh paint, brand-new carpeting, Brazilian cherry hardwood floors, central air conditioning, and major upgrades including a newer furnace, hot water tank, and roof. The bright and inviting main level features soaring vaulted ceilings over the living room, dining area, and kitchen, creating an open and airy atmosphere. The stylish kitchen is finished with quartz countertops, an undermount Blanco sink, refinished two-tone cabinetry, and a movable island that offers added flexibility for meal preparation and entertaining. Upstairs, you'll find three generously sized bedrooms and a well-appointed 4-piece bathroom featuring luxury vinyl plank flooring, an updated toilet, and a refreshed bathtub. The lower level offers a spacious family room centered around a cozy gas fireplace with direct access to the private, low-maintenance backyard. Perfect for relaxing or entertaining, the outdoor space includes a fire pit and an oversized single detached garage. Completing the home is a convenient laundry area with a 3-piece bathroom featuring an oversized walk-in shower with a built-in bench. Ideally located close to schools, parks, shopping, restaurants, public transit, and major roadways, this move-in-ready home offers the perfect blend of comfort, style, and functionality. Don't miss your opportunity to own this exceptional Coventry Hills home!